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wright estate agency



£89,950

Flat 5, Trafalgar Court Trafalgar Road, Newport, Isle of Wight, PO30 1TS













Set along Trafalgar Road in Newport, this charming ground floor flat is an ideal choice for those seeking a comfortable retirement home. Designed specifically for individuals aged 45 and over, this purpose-built apartment offers a serene living environment, perfect for enjoying your golden years.

The flat features a welcoming reception room that provides a lovely space for relaxation or entertaining guests. The single bedroom is well-proportioned, ensuring a peaceful retreat at the end of the day. Additionally, the property includes a well-appointed bathroom and kitchen, catering to all your daily needs.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free purchase process. The flat is conveniently located within walking distance to the town centre, making it easy to access local shops, cafes, and amenities.

Parking is available on a first-come basis, providing added convenience for residents. This property presents a wonderful opportunity for those looking to downsize or enjoy a more manageable living space in a vibrant community.

In summary, this delightful flat on Trafalgar Road is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming atmosphere for those ready to embrace retirement living.

The home is a 2 minute walk from the town centre of Newport which offers a wide range of shops and supermarkets, a cinema, restaurants and cafes, and the Southern Vectis bus station providing a network of public transport across the Island. Venture a little further to find the historic village of Carisbrooke with its famous castle, village amenities including a convenience store, health centre and pharmacy.



Hallway

Lounge	14'11" x 9'10"
Kitchen	8'0" x 7'10"
Bedroom 1	13'9" x 8'7"
Shower room wc	6'10" x 5'7"

Outside
At the rear of the property is the residents parking area which is parking on a first come first serve basis.

Tenure
Leasehold

Council Tax
Band A

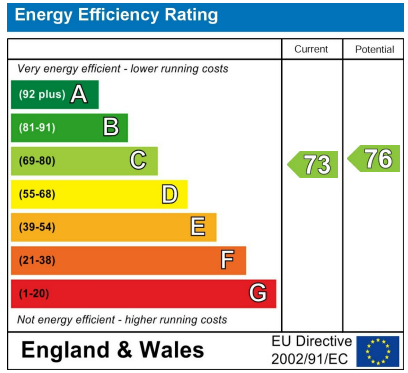
Services
Mains water, drainage and electric

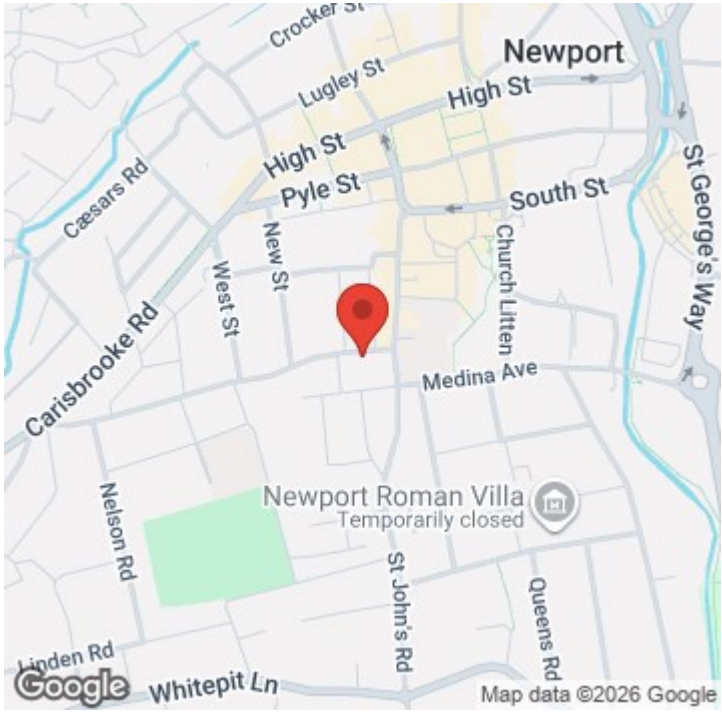
Additional Information
Lease Remaining 88 Years
Ground Rent £0
Service Charges £110.00 per month

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

Ground Floor







Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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